

PUBLIC NOTICE

On Wednesday, **November 17, 2010** at **6:30 p.m.** in the City Council Chambers of the Westminster Civic Center, 8200 Westminster Blvd., the City of Westminster Planning Commission will hold a public hearing to consider the following item:

Case No. 2009-72

Application for: Variance, Development Review (Level 3), and Administrative Adjustment

Applicant: ERA Superior Real Estate

Location: 13800-13822 Manor Drive (APN 096-313-09 and 096-313-10)

Proposed Project: To construct a three-story, 40-foot tall, office building on the northwest corner of Manor Drive and 19th Street. The building will consist of two floors of office (4,141 square feet each) located above a parking garage at the first floor level. The applicant is requesting approval to allow for reduced yard setbacks ranging between zero and five feet where a minimum yard area of 10 feet is required for the rear and side yards. The following variances are also being requested: 1) to allow 27 parking spaces where 30 spaces are required; 2) to allow a reduction in vehicle space dimensions; 3) to allow 5.8% project site to be landscaped where a minimum of 15% is required; and 4) to allow a reduction in the minimum landscape dimensions and landscape screening requirement. In addition an administrative adjustment for a reduction in the required vehicle maneuvering and drive aisle is also requested.

Environmental Review Status: Categorically Exempt per Class 3, Section 15303, of the California Environmental Quality Act (CEQA).

Comments regarding this project may be submitted in writing to the Planning Division prior to the public hearing, or may be made verbally at the public hearing (*if you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Westminster Planning Commission at, or prior to, the public hearing*).

For questions, please contact Alexis Oropeza, Associate Planner, at (714) 548-3485, or at aoropeza@westminster-ca.gov